

MEMORANDUM

JUNE 23, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 49 zoning petitions have been prepared by
Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton	7	1		
Back Bay				
Beacon Hill				
Charlestown				1
Chinatown				
City Proper				
Dorchester	7	3		1
East Boston				
Fenway	3			
Government Center				
Hyde Park	4	1		
Jamaica Plain	1			1
Kenmore		1		
Mattapan		1	1	
North End				
Roslindale	1	1		
Roxbury	4			
South Boston	1		2	1
South Cove				
South End	1			
West Roxbury	1	1		1

Allston-Brighton

Approval Z-11420 & 68-70 Waverly St. Lodging house for homeless young
11537. women.

Approval Z-11716. 1 Joslin Place. Addition.

Approval Z-11641- 16-18 Edgerly Rd. One to three family dwellings.
11642.

Hyde Park

Approval Z-10811. 2 Meadowview Rd. Addition.

Approval Z-11591. 965 Hyde Park Ave. One to two family dwelling.

Approval Z-11613. 11 Badger Rd. Addition.

Approval Z-11627. 200 Ruskindale Rd. Addition.

Denial Z-11639. 666 Metropolitan Ave. Three to six family dwelling.

Jamaica Plain

Deferral Z-11059 & 363-363R South Huntington Ave. Convert funeral home
11760. to professional offices.

Approval Z-11623. 152 South St. Restaurant and stores to two stores.

Kenmore

Denial Z-11690. 665 Commonwealth Ave. Take-out vending wagon.

Mattapan

Denial Z-11619- 683-683R Morton St. Two three family dwellings.
w/o 11620
Prejudice

Denial Z-11656. 1187-1195 Blue Hill Ave. Storage and bakery; addition.

Roslindale

Approval Z-11603. 46 Brookdale St. Legalize two family dwelling.

Denial

Z-11631. 43 Clare Ave. Legalize occupancy for five apartments; two story
addition.

Roxbury

Approval Z-11040. 23 Magazine St. Addition.

Approval Z-11636. 1592-1596 Tremont St. Addition.

Approval Z-11521. 34 Hutchings St. Group care lodging house.

Approval Z-11555. 15 Waumbeck St. Two to three family dwelling.

Z-11565. 12 Seaver St. Doctor's office.

Z-11568. 40 Robey St. Prking Garage.

South Boston

Approval Z-11635. 153-155 West Sixth St. Basement living space.

Denial Z-11632. 844 East Broadway. Three to four family dwelling.
w/o
Prejudice.

Deferral Z-11540. 312-320 West Third St. Twelve apartments.

Denial Z-11643- 118-128 West Third St. and 270-274 C St. Six
w/o 11644 apartment townhouse structure.
Prejudice.

South End

Approval Z-11615. 611-611A Tremont St. Lodging house to four apartments;
roof deck and dormer additions.

Z-11618. 443 Shawmut Ave. Lodging house to seven apartments.

West Roxbury

Approval Z-11630. 38 Pelton St. Addition.

Denial Z-11633. 287 LaGrange St. Shed dormer addition.

Deferral Z-11637. 111 Willow St. Legalize two family dwelling; dormer
addition.

BOARD OF APPEAL REFERRALS

JUNE 23, 1988

	<u>Hearing</u>	
1. Z-10811	6/28/88	Dennis & Virginia DeMello 2 Meadowview Road, Hyde Park
2. Z-11040	7/5/88	Cesar DaSilva 23 Magazine Street, Roxbury
3. Z-11059 & Z-11670	6/28/88	Robert J. Lawler 363-363R South Huntington Avenue Jamaica Plain
4. Z-11303-11304	7/12/88	John H. McIntosh 12 Allen Road & 25-27 Malbert Street Brighton
5. Z-11319	7/5/88	Shodis Realty Trust 292 Western Avenue, Brighton
6. Z-11410	7/5/88	John Stevens 286A-290 Medford Street, Charlestown
7. Z-11420 & Z-11537	6/28/88	The Bridge, Inc. 68-70 Waverly Street, Allston
8. Z-11421	7/5/88	Frances Pellegrine 19 Fuller Street, Dorchester
9. Z-11514	6/28/88	Philip C. Haughey, Trustee 1660-1670 Soldiers Field Road, Brighton
10. Z-11521	6/28/88	Eunice W. Grayson 34 Hutchings Street, Roxbury
11. Z-11539	7/5/88	Allston Car Wash, Inc. 434 Cambridge Street, Allston
12. Z-11540	7/19/88	Barbara Buckley 312-320 West Third Street, South Boston
13. Z-11545	6/28/88	Robert Connors 72-74 Sagamore Street, Dorchester
14. Z-11546	7/5/88	C.C.M. Realty Trust 1650 Soldiers Field Road, Brighton
15. Z -11555	7/5/88	Joan Parchue-Shannon 15 Waumbeck Street, Roxbury
16. Z-11563	7/12/88	Kirn Realty Trust 412-414 Market Street, Brighton

*not included in original submission

BOARD OF APPEAL REFERRALS

JUNE 23, 1988

Hearing

*17.	Z-11565	7/12/88	Robert O. Phillips 12 Seaver Street, Roxbury
*18.	Z-11568	7/12/88	Anthony Lepardo 40 Robey Street, Roxbury
19.	Z-11578	7/12/88	Alden's, Inc. 86-100 Ashford Street, Brighton
20.	Z-11591	6/28/88	Kristopher & Kevin Osgood 965 Hyde Park Avenue, Hyde Park
21.	Z-11595	6/28/88	Marie Mitchell, Trustee 140-146 Bowdoin Street, Dorchester
22.	Z-11600	7/5/88	Richard P. Mienkowski 134 Boston Street, Dorchester
23.	Z-11601	6/28/88	Victor Karen 9 Manor Street, Dorchester
24.	Z-11603	6/28/88	Joanna Alexandropoulos 46 Brookdale Street, Roslindale
25.	Z-11608-11609	6/28/88	Robert Raimondi 92-94 Whitfield Street, Dorchester
26.	Z-11613	7/5/88	Joseph & Barbara Smith 11 Badger Road, Hyde Park
27.	Z-11614	7/5/88	Harvard Street Neighborhood Health Center 632-640 Blue Hill Avenue, Dorchester
28.	Z-11615	7/5/88	Angel Medina 611-611A Tremont Street, Boston
29.	Z-11618	7/5/88	Alexander Maalouf 443 Shawmut Avenue, Boston
30.	Z-11619-11620	7/5/88	Smithy D. Bien-Aime 683-683R Morton Street, Mattapan
31.	Z-11622	7/5/88	John A. Gulinello 25 Sagamore Street, Dorchester
32.	Z-11623	7/5/88	George Panagos 152 South Street, Jamaica Plain
33.	Z-11626	7/5/88	Geraldine & John Comerford 32 Mill Street, Dorchester

*not included in original submission

BOARD OF APPEAL REFERRALS

JUNE 23, 1988

Hearing

34.	Z-11627	7/5/88	Michelin Obas 200 Ruskindale Road, Hyde Park
35.	Z-11630	7/12/88	William M. Mullin 38 Pelton Street, West Roxbury
36.	Z-11631	7/12/88	William F. Burke and John & Denise Burke 43 Clare Avenue, Roslindale
37.	Z-11632	7/12/88	Peter Brook 844 East Broadway, South Boston
38.	Z-11633	7/12/88	John & Cornelia E. Noonan 287 LaGrange Street, West Roxbury
39.	Z-11634	7/12/88	Mohammad Kamran-Rad & Hamid Hashemi-Yazdi 13 Bowdoin Street, Dorchester
40.	Z-11635	7/12/88	D. Marc Knittle 153-155 West Sixth Street, South Boston
41.	Z-11636	7/12/88	Elizabeth Curtain 1592-1596 Tremont Street, Roxbury
42.	Z-11637	7/12/88	Michael J. Foley 111 Willow Street, West Roxbury
43.	Z-11639	7/12/88	Ernesto Ferrara 666 Metropolitan Avenue, Hyde Park
44.	Z-11641-11642	7/12/88	Stanley Seto 16-18 Edgerly Road, Boston
45.	Z-11643-11644	7/12/88	Ann M. Summers 118-128 West Third Street, South Boston
46.	Z-11656	7/12/88	Lindon Dixon 1187-1195 Blue Hill Avenue, Mattapan
47.	Z-11690	7/12/88	Trustees of Boston University 665 Commonwealth Avenue, Boston
48.	Z-11714	7/12/88	Beth Israel Hospital Association 41 Avenue Louis Pasteur, Boston
BOARD MEMORANDUM			
49.	Z-11716	7/12/88	Arthur Hacking 1 Joslin Place, Boston
50.	Z-11773-11778	7/5/88 7/12/88	T. Owen Trainor 457 Hancock Street, 10-12 Mt. Bowdoin Street, 112-120 Olney Street, and 43 Barry Street, Dorchester

Hearing: 6/28/88 Z-10811
Dennis & Virginia DeMello
2 Meadowview Road
Hyde Park

Site: One-story structure

District(s): Single-family (S-.5)

Purpose: Erect second-story addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10811, Dennis & Virginia DeMello, 2 Meadowview Road, Hyde Park, for variance to erect second-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Existing condition. Consistent with existing structure. Rear yard deficiency not increased.



Z-10811 2 MEADOWVIEW RD, HYDE PARK

NEPONSET
RIVER

Board of Appeal Referrals

6/23/88

Hearing: 7/5/88 Z-11040
Cesar DaSilva
23 Magazine Street
Roxbury

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Erect one-story addition to two-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-11040, Cesar DaSilva, 23 Magazine Street, Roxbury, for two variances to erect a one-story addition to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to window location and exterior treatment be submitted to the Authority for design review approval. Proposed family room addition to first-floor apartment will maintain existing setbacks of the structure and will not encroach on rear abutter.



Z-11040 23 MAGAZINE ST, ROXBURY

Hearing: 6/28/88 Z-11059 & 11670
Robert J. Lawler
363-363R South Huntington Avenue
Jamaica Plain

Site: 2½- and 2- story structures

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from funeral home to professional offices; legalize occupancy for professional offices, medical-dental outpatient facilities.

Violation(s): Professional office is forbidden use.

Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient side and rear yards.

VOTED: In reference to petitions Z-11059 & 11670, Robert J. Lawler, 363-363R South Huntington Avenue, Jamaica Plain, for two forbidden uses and four variances for change of occupancy from funeral home to professional offices and legalize occupancy from professional office and medical-dental outpatient facilities in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral until appellant meets with Jamaica Plain Neighborhood Council to discuss the following concerns: commercial encroachment, parking, and community need for housing.



Z-11059+ 11670

363-363(R) SOUTH HUNTINGTON AVE, JAMAICA PLAIN

Hearing: 7/12/88 Z-11303-11304
Harmony Realty Corporation
John H. McIntosh
12 Allen Road & 25-27 Malbert Street
Brighton

Site: Two-story duplex structure

District(s): Residential, two-family (R-.5)

Purpose: Erect one- and two-family dwellings.

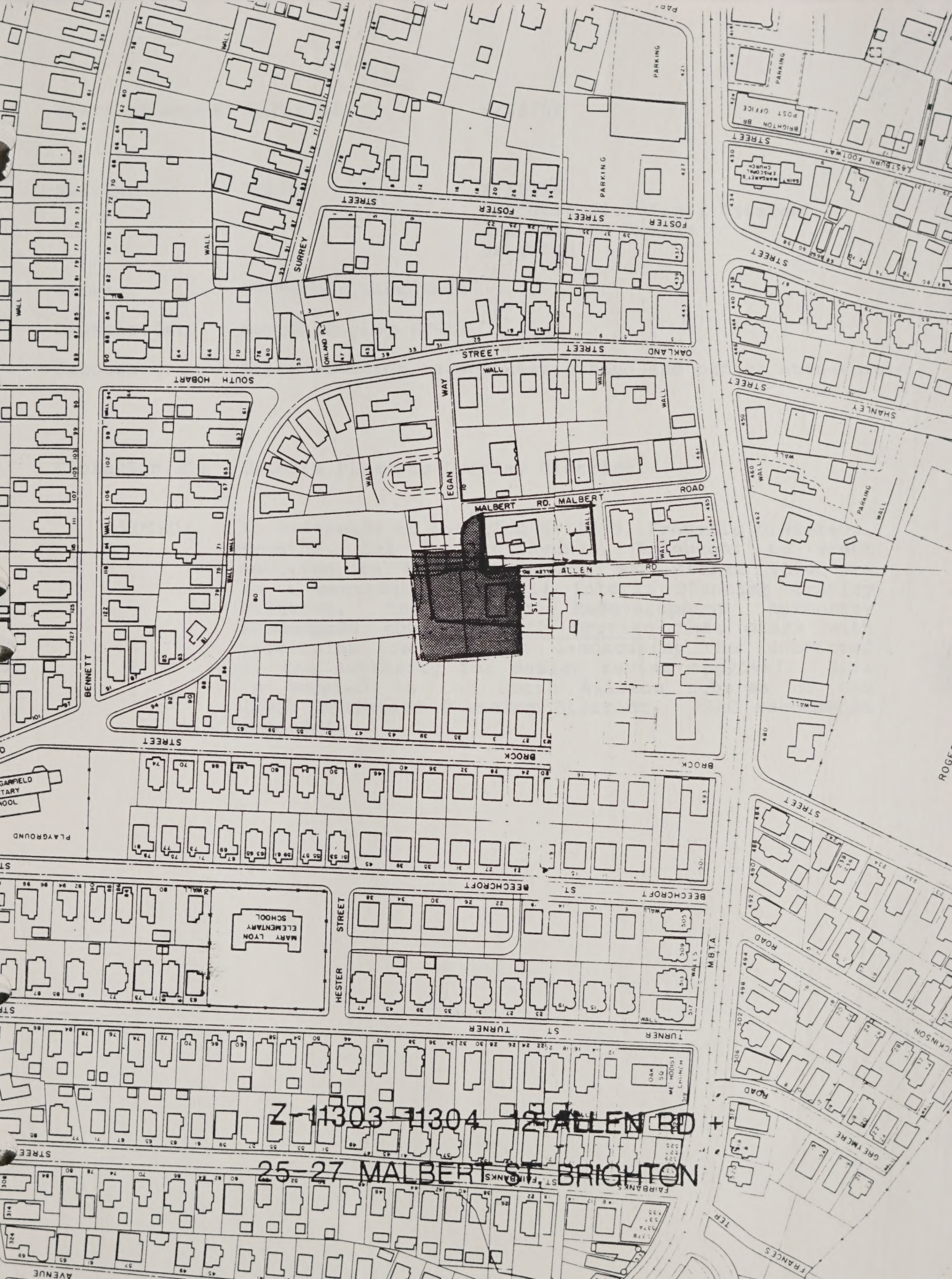
Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, width, open space, and front yard.

Excessive building height.

Interim Planning Overlay District.

VOTED: In reference to petitions Z-11303-11304, Harmony Realty Corporation, John H. McIntosh, 12 Allen Road & 25-27 Malbert Street, Brighton, for nine variances to erect one- and two-family dwellings in a residential (R-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Site is located in Market Street, Brighton Center, and Hospitals IPOD subarea at the summit of a hill which is accessed by Malbert Street and Allen Road. Allen Road is a very narrow private road, at its entrance from Washington Street, no more than six to eight feet wide. Malbert Street is a narrow one-way street. These conditions make access to the site of proposed structures difficult and create traffic, parking, and emergency access concerns. Proposed modular structures display characteristics incompatible with this older neighborhood such as box-like footprints, undifferentiated and flat facades, and inappropriate exterior elements and finish materials. Allston-Brighton PZAC recommends denial for density, traffic, and safety reasons.



Z-11303-11304 12 ALLEN RD +

25-27 MALBERT ST, BRIGHTON

Board of Appeal Referrals

6/23/88

5

Hearing: 7/5/88 Z-11319
Frederic Distefano, Trustee
292 Western Avenue
Brighton

Site: Two-story structure

District(s): Manufacturing (M-1)

Purpose: Erect addition to business garage and office structure.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11319, Frederic Distefano, Trustee, 292 Western Avenue, Brighton, to erect addition to business garage and office structure in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to landscaping be submitted to the Authority for design review approval. Site is located in the North Allston subarea of the IPOD, Boulevard Planning District. PZAC recommends approval.



Z-11319

292 WESTERN AVE, BRIGHTON

Hearing: 7/5/88

6
Z-11410
John Stevens
286A-290 Medford Street
Charlestown

Site: 2½ story structure

District(s): Apartment (H-1)

Purpose: Erect 12 unit apartment structure with
underground parking for 31 cars.

Violations(s): Insufficient lot area
Excessive floor area ratio
Insufficient open space, front, side, and rear
yards.

Voted: In reference to petition Z-11410, John Stevens,
286A-290 Medford Street, Charlestown, for seven
variances to erect 12 unit apartment structure
with underground parking for 31 cars in an
apartment (H-1) district, the Boston Redevelop-
ment Authority recommends deferral.

The Board of Appeal deferred this proposal at the
appellant's request on May 3, 1988 to continue
discussions with the community and the Authority
concerning height, density, rear set-backs and traffic
and parking concerns. There have been a number of
design and programmatic changes in this proposal.
Currently the proposal is for twelve units of
which six will be 2-bedroom units, five will be
1-bedroom units, and one will be 1-bedroom unit with
a den. One 2-bedroom unit will be barrier free.
Eleven will be sold at market rates and one will be
affordable. There are now eighteen parking spaces,
or one per bedroom. Each unit will come with one
deeded parking space. Building mass, design and
parking ratio appear to be appropriate. However,
despite three community meetings on April 20, 1988,
May 2, 1988, and June 21, 1988 the community is not
in agreement with the building density. Several
abutters (see attached) and the Mayor's Office of
Neighborhood Services seek an eight unit project.

Charlestown

Neighborhood Council

26 Mt. Vernon Street

Charlestown, MA 02129

June 22, 1988

Mr. Stephen Coyle
Director
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

Dear Mr. Coyle:

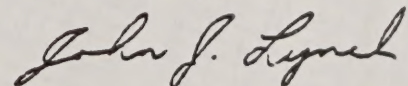
Over the course of the last two months, there has been a series of meetings between the Charlestown Construction Company and the abutters to their property at 286-290 Medford Street.

The first proposal included thirteen units and 16 parking spaces, as well as a building design which the abutters felt was far out of character with the neighborhood. The developer has been very cooperative in changing the design of the building to be more in tune with its surroundings. However, the abutters have maintained all along that thirteen units is much too dense and that they would like to see an eight unit building.

Last evening (June 21) there was another meeting held at the Charlestown High School, and the developer has come back to the community with a plan for 12 units and 18 parking spaces. The community feels that this is still too dense.

Therefore, as an abutter and the community representative to the Neighborhood Council, I am asking that the BRA Board recommend denial of this project when it comes before the Zoning Board of Appeals on July 5.

Sincerely,



John J. Lynch
Neighborhood Councillor



286A-290 Medford Street, Charlestown

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Hearing: 6/28/88 Z-11420 & Z-11537
The Bridge, Inc.
68-70 Waverly Street
Allston

Site: Three-story structures

District(s): Residential, three-family (R-.8)

Purpose: Combine buildings for lodging house (homeless young women pregnant or parenting) and two-family dwelling; erect front and rear dormer additions.

Violation(s): Lodging house is conditional use.
Insufficient front and rear yards.
Interim Planning Overlay District.

VOTED: In reference to petitions Z-11420 & Z-11537, The Bridge, Inc., 68-70 Waverly Street, Allston, for conditional use and three variances to combine buildings for lodging house (homeless young women pregnant or parenting) and two-family dwelling and erect front and rear dormer additions in a residential (R-.8) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with the following provisos: that use extend to "Bridge Over Troubled Waters" only and expire upon sale, lease, rental, or other disposition of property; that plans be submitted to the Authority for design review approval. Residential use is appropriate. Clientele not expected to own cars; however, ample on-street parking. Provides much needed community service. Dimensional violations pre-existing. Allston-Brighton PZAC voted approval with proviso that a community liaison group be formed to provide forum for discussion of any issues or concerns. Appellant has furnished petition with 42 area residents in favor.



Z-11420-11537 68-70 WAVERLY ST, ALLSTON

Hearing: 7/5/88 Z-11421
Frances Pellegrine
19 Fuller Street
Dorchester

Site: 4,800 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect three-family dwelling.

Violation(s): Insufficient lot area, width, frontage, open space,
and side yard.

VOTED: In reference to petition Z-11421, Frances Pellegrine, 19 Fuller Street, Dorchester, for six variances to erect three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Fuller Street is low-scale residential from Washington Street to Dorchester Avenue. The street contains one-, two-, and three-family dwellings constructed 60 to 80 years ago. New construction must address existing architectural character as well as the present traffic conditions which affect the area. The proposal is consistent with the surrounding neighborhood, however, the Appellant should meet with the immediate neighbors to address specific concerns regarding construction impacts to their properties.



Z-11421 19 FULLER ST, DORCHESTER

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Hearing: 6/28/88 Z-11514
Philip C. Haughey, Trustee
1660-1670 Soldiers Field Road
Brighton

Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from stores, TV station, gas stations,
and dentist office to same and mercantile, warehouse,
and offices; erect one-story addition.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11514, Philip C. Haughey, Trustee, 1660-1670 Soldiers Field Road, Brighton, for change of occupancy from stores, TV station, gas stations, and dentist office to same and mercantile, warehouse, and offices and erect one-story addition in manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. PZAC recommended approval with provisos: that a landscaping plan including lighting be submitted for approval by the BRA; that agreements be reached regarding maintenance and trash disposal; that BRA design review address such issues as the texture of building material; and that no trailers be parked in rear of building.



Z-11514 1660-1670 SOLDIERS FIELD RD, BRIGHTON

Hearing: 6/28/88 Z-11521
Eunice W. Grayson
34 Hutchings Street
Roxbury

Site: Two-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two-family dwelling to lodging house for 10 persons.

Violation(s): Lodging house is conditional use.
Interim Planning Overlay District.

VOTED: In reference to petition Z-11521, Eunice W. Grayson, 34 Hutchings Street, Roxbury, for conditional use for change of occupancy from two-family dwelling to lodging house (group care--10 persons) in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that use extend to appellant only and expire upon sale, lease, rental, or other disposition of property. The house lies in the Washington Park North subdistrict of the Roxbury Interim Planning Overlay District. The house is currently used as a home for mentally handicapped adults under contract from the Department of Mental Health. The tenants are long-term residents of the facility, formerly from the local neighborhood. Appellants have demonstrated the compatibility of this facility in the neighborhood over the past fifteen years.



Z-11521 34 HUTCHINGS ST, ROXBURY

ZOOLOGICAL

Hearing: 7/5/88 Z-11539
Allston Car Wash, Inc.
434 Cambridge Street
Allston

Site: One-story structure

District(s): General business (B-1)

Purpose: Install three fiberglass gasoline storage tanks
underground, capacity 30,000 gallons.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11539, Allston Car Wash, Inc., 434 Cambridge Street, Allston, to install three fiberglass gasoline storage tanks underground, (30,000 gallons) in a general business (B-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval, and that facility comply with Board of Appeal guidelines for gas service stations. The Planning and Zoning Advisory Committee recommends approval provided that pedestrian safety is adequately addressed particularly at exit from carwash, and that landscaping is provided.



Z-11539-434 CAMBRIDGE ST, ALLSTON

Hearing: 7/19/88 Z-11540
Barbara Buckley
312-320 West Third Street
South Boston

Site: One-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from garage to twelve apartments;
erect two-floor addition.

Violation(s): Insufficient lot area, open space, front and side
yards, setback of parapet, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-11540, Barbara Buckley, 312-320 West Third Street, South Boston, for seven variances for change of occupancy from garage to twelve apartments and erect two-floor addition in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral. Appellant should present revised design to community and abutters and address following issues: front entrance, second- and third-floor handicap accessibility, and an affordable housing proposal.



ST AUGUSTINE
CEMETERY

ROY'S CLUB
SOUTH BOSTON

W. FLOW
SCHOOL
(CL.)

ALBANIAN
ORTHODOX
CHURCH

U.S. POST
OFFICE

FOURTH
CHURCH
SOUTH BOSTON

ST GEORGE
ALBANIAN
ORTHODOX
CATHEDRAL

Z-11540

312-320 WEST THIRD ST SOUTH BOSTON

Hearing: 6/28/88 Z-11545
Robert Connors
72-74 Sagamore Street
Dorchester

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-11545, Robert Connors, 72-74 Sagamore Street, Dorchester, for forbidden use and two variances for change of occupancy from two- to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Increasing the occupancy of this dwelling with no provisions for off-street parking and appropriate open space would increase congestion and set a negative precedent in the immediate neighborhood.



Z-11545 72-74 SAGAMORE ST, DORCHESTER

Hearing: 7/5/88 Z-11546
C.C.M. Realty Trust
1650 Soldiers Field Road
Brighton

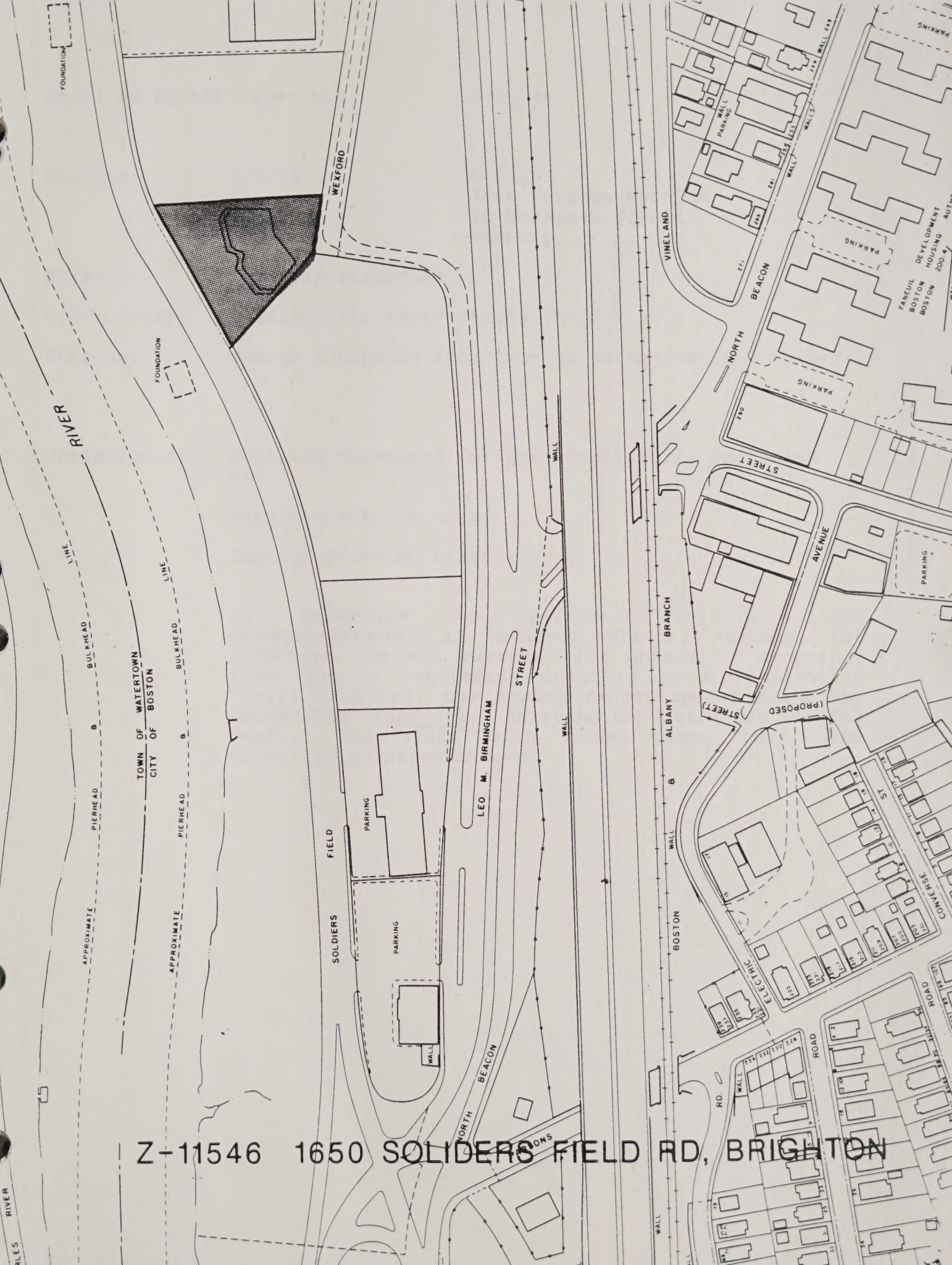
Site: Parking lot

District(s): Manufacturing (M-1)

Purpose: Erect automatic bank teller facility.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11546, C.C.M. Realty Trust, 1650 Soldiers Field Road, Brighton, to erect automatic bank teller facility in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to landscaping and signage be submitted to the Authority for design review approval. Site is located in the Commonwealth, Brighton Avenue, and North Beacon Street IPOD subarea. PZAC recommends approval with landscaping.



Z-11546 1650 SOLDIERS FIELD RD, BRIGHTON

Hearing: 7/5/88

Z-11555
Joan Parchue-Shannon
15 Waumbeck Street
Roxbury

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

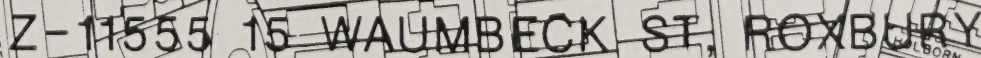
Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

Interim Planning District.

in reference to petition Z-11555, Joan Parchue-Shannon, 15 Waumbeck Street, Roxbury, for forbidden use and variance for change of occupancy from one- to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Existing condition for several years. Consistent with mixed one-, two-, and three-family neighborhood.



Hearing: 7/12/88 Z-11563
Gerald P. Caico
412-416 Market Street
Brighton

Site: Four-story structure

District(s): General business (B-1)

Purpose: Erect one-story rear addition to apartment-restaurant structure.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11563, Gerald P. Caico, 412-416 Market Street, Brighton, for two variances to erect one-story rear addition to apartment-restaurant structure in a general business (B-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Site is located in the Market Street, Brighton Center, and Hospitals IPOD subarea. Addition will not extend beyond footprint of existing structure. PZAC recommends approval.



Z-11563 412-416 MARKET ST, BRIGHTON

Board of Appeal Referrals

6/23/88

Hearing: 7/12/88

Z-11565
Robert O. Phillips, M.D.
12 Seaver Street
Roxbury

Site:

District(s): Apartment (H-1)

Purpose: Change occupancy from two-family dwelling to same
and doctor's office.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11565, Robert O. Phillips,
M.D., 12 Seaver Street, Roxbury, for change of
occupancy from two-family dwelling to same and
doctor's office in an apartment (H-1) Interim
Planning Overlay District, the Boston Redevelopment
Authority recommends deferral until appellant
reviews plans with the Roxbury Planning and Zoning
Advisory Committee.



Z-11565 12 SEAVER ST, ROXBURY

Board of Appeal Referrals

6/23/88

Hearing: 7/12/88 Z-11568
Anthony F. Lepardo
40 Robey Street
Roxbury

Site: 17,702 Square feet of land

District(s): Apartment (H-1)

Purpose: Erect one-story parking garage.

Violation(s): Parking garage is conditional use.
Insufficient front and rear yards.
Interim Planning Overlay District.

VOTED: In reference to petition Z-11568, Anthony F. Lepardo, 40 Robey Street, Roxbury, for conditional use and two variances to erect one-story parking garage in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Site adjacent to residential property. Garage could have a significant impact on the surrounding neighborhood.



Hearing: 7/12/88 Z-11578
Alden's, Inc.
Michael J. Price, President
86-100 Ashford Street
Brighton

Site: One-story structure

District(s): Industrial (I-2)

Purpose: Change occupancy from warehouse to same, autobody
repair shop and indoor-outdoor sale of used cars.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11578, Alden's, Inc.,
Michael J. Price, President, 86-100 Ashford Street,
Brighton, for change of occupancy from warehouse
to same, autobody repair shop and indoor-outdoor
sale of used cars in an industrial (I-2) Interim
Planning Overlay District, the Boston Redevelopment
Authority recommends approval. Existing occupancy
for many years; consistent with auto-related uses
in the area. PZAC recommended deferral.



Z-11578 86-100 ASHFORD ST, BRIGHTON

Board of Appeal Referrals

6/23/88

Hearing: 6/28/88 Z-11591
Kristopher & Kevin Osgood
965 Hyde Park Avenue
Hyde Park

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is conditional use.

Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-11591, Kristopher & Kevin Osgood, 965 Hyde Park Avenue, Hyde Park, for conditional use and two variances for change of occupancy from one- to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that appellant present adequate off-street parking plan to Board of Appeal. Existing condition; consistent with surrounding properties.



Z-11591 965 HYDE PARK AVE, N. PARK

Hearing: 6/28/88 Z-11595
Marie Mitchell, Trustee
140-146 Bowdoin Street
Dorchester

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from restaurant, tire sales and service, and four retail stores to same, three autobody shops, three auto towing and repair shops, and two offices.

Violation(s): Repair garage is conditional use.

Insufficient off-street parking.

VOTED: In reference to petition Z-11595, Marie Mitchell, Trustee, 140-146 Bowdoin Street, Dorchester, for conditional use and variance for change of occupancy from restaurant, tire sales and service, and four retail stores to same, three autobody shops, three auto towing and repair shops, and two offices in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Property located at the intersection of Bowdoin Street and Geneva Avenue is surrounded by low-scale multifamily homes. Proposed automotive uses are noxious, inappropriate and severely impact abutting residential properties and the general local business neighborhood.



Z-11595 140-146 BOWDOIN ST, DORCHESTER

Hearing: 7/5/88 Z-11600
Richard P. Mienkowski
134 Boston Street
Dorchester

Site: Vacant land

District(s): Apartment (H-1)

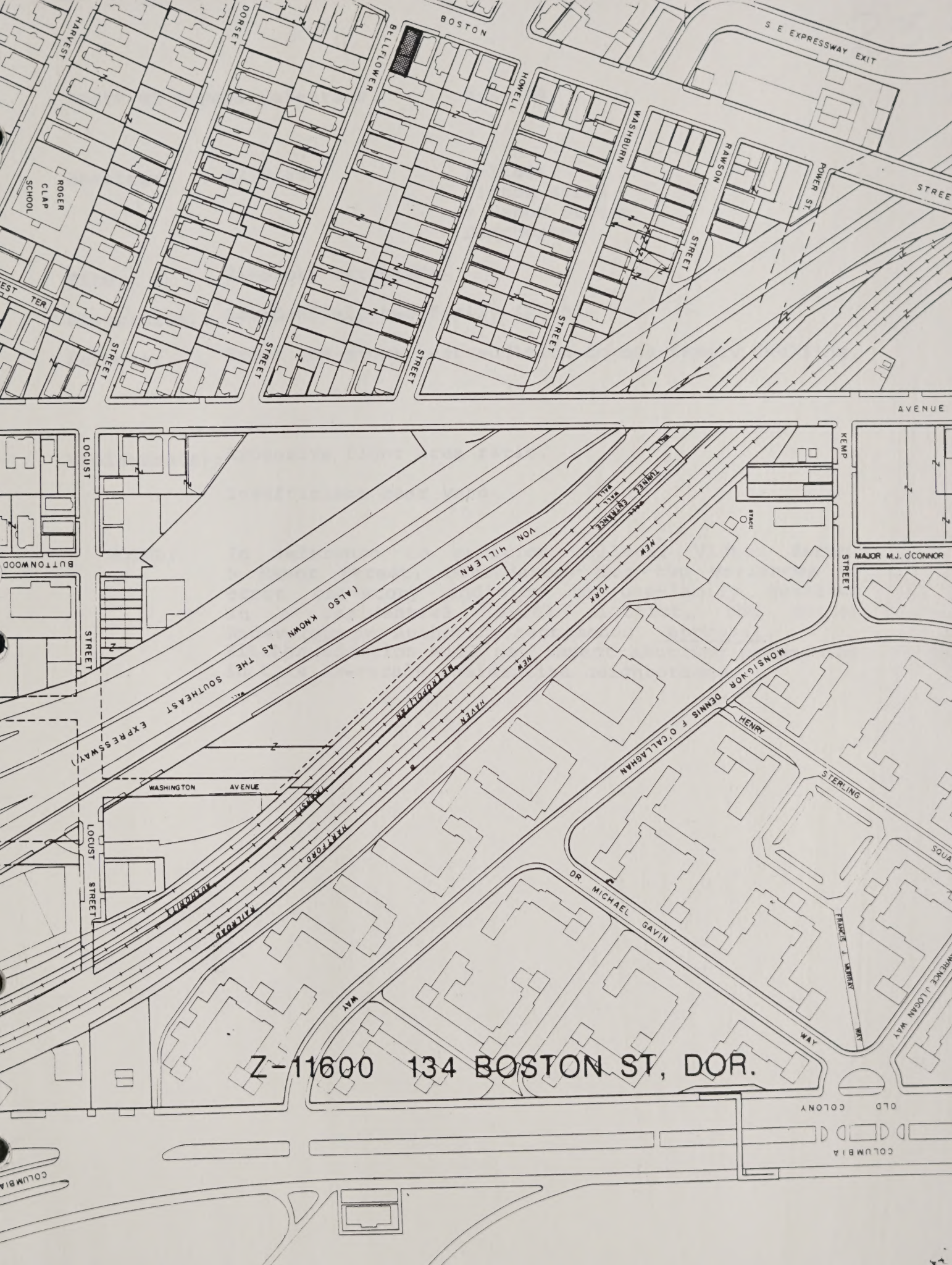
Purpose: Erect one apartment and travel agency structure.

Violation(s): Travel agency is forbidden use.

Insufficient lot area, width, and frontage.

Excessive floor area ratio.

VOTED: In reference to petition Z-11600, Richard P. Mienkowski, 134 Boston Street, Dorchester, for forbidden use and four variances to erect one apartment and travel agency structure in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Boston Street contains a mix of local business and residential buildings and the proposed construction of a travel agency and one residential unit will maintain the existing character of the surrounding neighborhood. Off-street parking will be provided. Proposal will provide service to local area.



Z-11600 134 BOSTON ST, DOR.

COLUMBIA
OLD COLONY

Board of Appeal Referrals

6/23/88

Hearing: 6/28/88

Z-11601
Victor Karen
9 Manor Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-11601, Victor Karen, 9 Manor Street, Dorchester, for two variances to erect one-story addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Kitchen addition will not impact abutting properties in this low-scale residential neighborhood.



Z-1160T 9 MANOR ST DOR

Board of Appeal Referrals

6/23/88

Hearing: 6/28/88 Z-11603
Joanna Alexandropoulos
46 Brookdale Street
Roslindale

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area, width, and off-street parking.

VOTED: In reference to petition Z-11603, Joanna Alexandropoulos, 46 Brookdale Street, Roslindale, for three variances to legalize occupancy for two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that appellant provide Board of Appeal with adequate off-street parking plan. Congestion and overabundance of on-street parking exacerbate traffic conditions in the immediate neighborhood. Use is compatible with one- and two-family area.



Z-11603 46 BROOKDALE ST, ROS.

Board of Appeal Referrals

6/23/88

Hearing: 6/28/88

Z-11608-11609
Robert Raimondi
92-94 Whitfield Street
Dorchester

Site: 9,000 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect two two-family dwellings.

Violation(s): Insufficient lot area and rear yard.

VOTED: In reference to petition Z-11608-11609, Robert Raimondi, 92-94 Whitfield Street, Dorchester, for four variances to erect two two-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral. Appellant should meet with the Authority to review siting and design issues. New residential construction should address the architectural character of the neighborhood.



Z-11608-11609 92-94 WHITFIELD ST. DOR

Board of Appeal Referrals

6/23/88

Hearing: 7/5/88

Z-11613
Joseph & Barbara Smith
11 Badger Road
Hyde Park

Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-11613, Joseph & Barbara Smith, 11 Badger Road, Hyde Park, for two variances to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Side yard deficiency will not be increased; adequate rear yard (30 feet) will remain.



SGT. JOHN T. MOYNIHAN
MEMORIAL PLAYGROUND

Z-11613 11 BADGER RD, HYDE PARK

Hearing: 7/5/88 Z-11614
Harvard Street Neighborhood Health Center
632-640 Blue Hill Avenue
Dorchester

Site: Two-story structure

District(s): General business (B-1)

Purpose: Change occupancy from auto storage, garage, repairs,
and sales to clinic and health center.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-11614, Harvard Street
Neighborhood Health Center, 632-640 Blue Hill Avenue,
Dorchester, for variance for change of occupancy
from auto storage, garage, repairs, and sales to
clinic and health center in a general business
(B-1) district, the Boston Redevelopment Authority
recommends approval. Health Center has existed
on site approximately twenty-five years. State
inspection occurs annually. Clinic is a vital
health resource for local community.

Board of Appeal Referrals

6/23/88

Hearing: 7/5/88 Z-11615
Boston Redevelopment Authority
Angel Medina
611-611A Tremont Street
Boston

Site: Four-story structure

District(s): Apartment (H-2) and Local business (L-2)

Purpose: Change occupancy from lodging house and cafe to four apartments; erect shed dormer and roofdeck additions.

Violation(s): Lodging house converted for three or more families is forbidden use.

Excessive floor area ratio.

Restricted roof structure district.

Insufficient open space and off-street parking.

VOTED: In reference to petition Z-11615, Boston Redevelopment Authority, Angel Medina, 611-611A Tremont Street, Boston, for forbidden use and conditional uses and three variances for change of occupancy from lodging house and cafe to four apartments and erect shed dormer and roofdeck additions in an apartment (H-2) and local business (L-2) districts, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Angel Medina received final designation as developer by the Authority in February. Ellis Neighborhood Association supports development. One apartment will be affordable to low-income family. Addition is in conformance with similar dormers and decks of adjacent buildings. A petition signed by sixty-four residents of the community supports the project.



Z-11615 611-611A TREMONT ST, BOSTON.

Board of Appeal Referrals

6/23/88

Hearing: 7/5/88 Z-11618
Alexander Maalouf
443 Shawmut Avenue
Boston

Site: Four-story structure

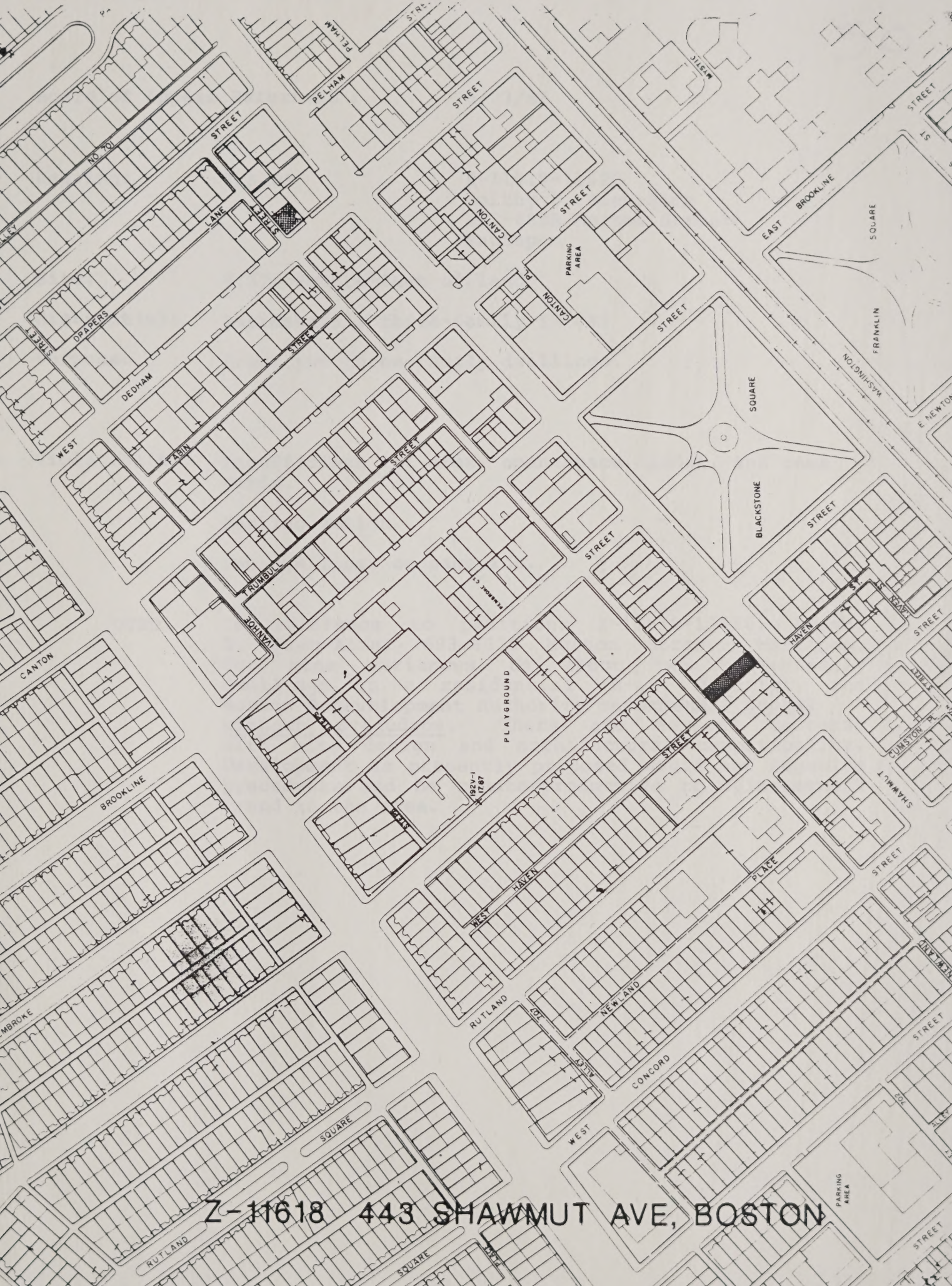
District(s): Apartment (H-2)

Purpose: Change occupancy from lodging house to seven apartments.

Violation(s): Lodging house converted for three or more families
is forbidden use.

Insufficient open space.

VOTED: In reference to petition Z-11618, Alexander Maalouf,
443 Shawmut Avenue, Boston, for forbidden use and
variance for change of occupancy from lodging house
to seven apartments in an apartment (H-2) district,
the Boston Redevelopment Authority recommends
referral. Insufficient information. Unit size
would be an important issue to be resolved. Primary
concern is the rapid decrease in the number of
lodging houses in the City.



Z-11618 443 SHAWMUT AVE, BOSTON

Board of Appeal Referrals

6/23/88

Hearing: 7/5/88 Z-11619-11620
Smithy D. Bien-Aime
683-683R Morton Street
Mattapan

Site: 8,370 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect two three-family dwellings.

Violation(s): Insufficient lot area, open space, front, and rear yards.

Parking design.

Two dwellings on same lot.

.OTED: In reference to petitions Z-11619-11620, Smithy D. Bien-Aime, 683-683R Morton Street, Mattapan, for nine variances to erect two three-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. There are serious concerns with site design and architectural compatibility. Development as presently proposed would set negative precedents and be counterproductive to reinvestment trend in the area.



Z-11619-11620 683-683 R MORTON ST, MATTAPAN

Board of Appeal Referrals

6/23/88

Hearing: 7/5/88 Z-11622
John A. Gulinello
25 Sagamore Street
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Rebuild rear porches of two-family dwelling; erect deck addition.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-11622, John A. Gulinello, 25 Sagamore Street, Dorchester, for two variances to rebuilt rear porches of two-family dwelling and erect deck addition in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Enclosure of second-floor porch. Porches are in need of extensive repair.

Hearing: 7/5/88 Z-11623
George Panagos
152 South Street
Jamaica Plain

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from three-family dwelling, restaurant,
and store to three-family dwelling and two stores.

Violation(s): Change in nonconforming use.

VOTED: In reference to petition Z-11623, George Panagos,
152 South Street, Jamaica Plain, for change in
nonconforming use for change of occupancy from
three-family dwelling, restaurant, and store to
three-family dwelling and two stores in a residential
(R-.8) district, the Boston Redevelopment Authority
recommends approval. Conversion of restaurant
to grocery store will serve community need.



Z-11623 152 SOUTH ST, J.P.

Board of Appeal Referrals

6/23/88

Hearing: 7/5/88 Z-11626
Geraldine & John Comerford
32 Mill Street
Dorchester

Site: 2½-Story structure

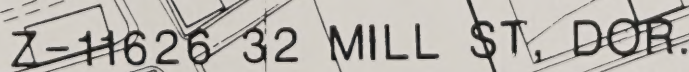
District(s): Single-family (S-.5)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

Insufficient front yard, rear yard, and off-street parking.

VOTED: In reference to petition Z-11626, Geraldine & John Comerford, 32 Mill Street, Dorchester, for forbidden use and three variances to legalize occupancy for two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Existing condition. Compatible with residential nature in neighborhood.



Board of Appeal Referrals

6/23/88

Hearing: 7/5/88 Z-11627
Michelin Obas
200 Ruskindale Road
Hyde Park

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11627, Michelin Obas, 200 Ruskindale Road, Hyde Park, for variance to erect one-story rear addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Consistent with surrounding properties; no adverse impact.



Z-11627 200 RUSKINDALE RD. H.P.

Board of Appeal Referrals

6/23/88

Hearing: 7/12/88

Z-11630
William M. Mullin
38 Pelton Street
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11630, William M. Mullin, 38 Pelton Street, West Roxbury, for variance to erect one-story rear addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that addition be architecturally compatible with existing structure and that building materials be consistent. No adverse impact on low-density neighborhood.



Z-11630 38 PELTON ST, W. ROXBURY

Board of Appeal Referrals

6/23/88

Hearing: 7/12/88 Z-11631
William F. Burke &
John & Denise Burke
43 Clare Avenue
Roslindale

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as five apartments; erect two-story side addition.

Violation(s): Multifamily dwelling is forbidden use.

Insufficient lot area, front, rear yards, and off-street parking.

Excessive building height.

VOTED: In reference to petition Z-11631, William F. Burke & John & Denise Burke, 43 Clare Avenue, Roslindale, for forbidden use and five variances to legalize occupancy for five apartments and erect two-story side addition in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Five apartments are excessive and totally inconsistent with surrounding land use patterns. Proposed addition is also inconsistent with existing structure. No off-street parking. Community input has not been sought.



Z-11631 43 CLARE AVE, ROS.

Hearing: 7/12/88 Z-11632
Peter Bronk
844 East Broadway
South Boston

Site: Three-story structure

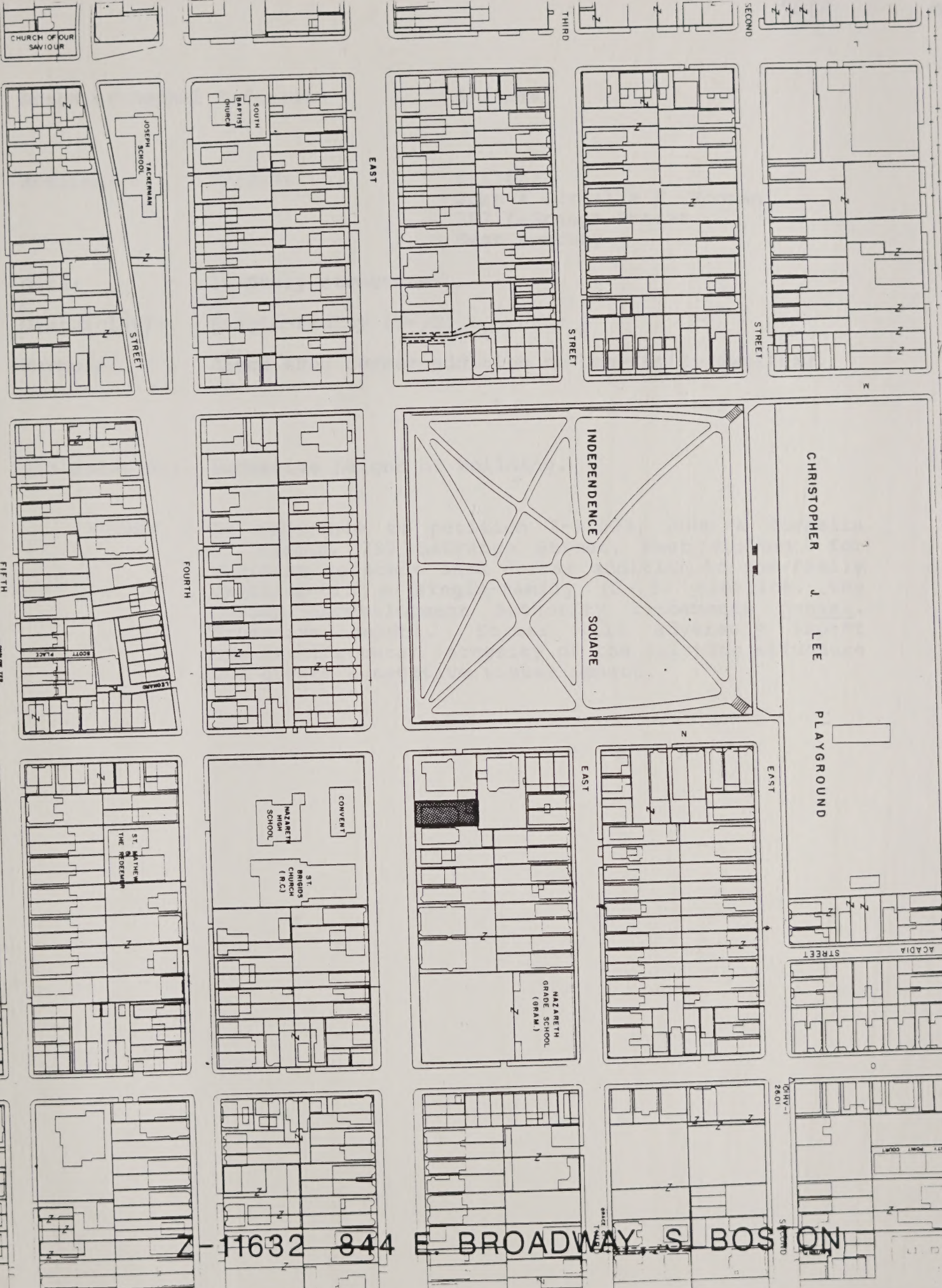
District(s): Apartment (H-1-50)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-11632, Peter Bronk, 844 East Broadway, South Boston, for forbidden use and variance for change of occupancy from three- to four-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial without prejudice. Plans are insufficient. Appellant has indicated he will file an amendment to plans and application to include a three-story addition and rear decks incurring new violations. Community and Authority should review revised plans.



CHURCH OF OUR SAVIOUR

JOSEPH TACKMAN SCHOOL

SOUTH BAPTIST CHURCH

EAST STREET

THIRD STREET

SECOND STREET

THIRD STREET

SECOND STREET

STREET

INDEPENDENCE SQUARE

CHRISTOPHER J. LEE PLAYGROUND

FOURTH STREET

FIFTH STREET

LEONARD PLACE

EAST STREET

EAST STREET

ST. MATTHEW THE APOSTLE

CONVENT
NAZARETH HIGH SCHOOL
ST. BRIGIDS CHURCH (R.C.)

NAZARETH GRADE SCHOOL (GRAM.)

ACADIA STREET

Z-11632 844 E. BROADWAY, S. BOSTON

Board of Appeal Referrals

6/23/88

Hearing: 7/12/88 Z-11633
John & Cornelia E. Noonan
287 LaGrange Street
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect shed dormer addition to one-family dwelling.

Violation(s): Excessive height of building.

VOTED: In reference to petition Z-11633, John & Cornelia E. Noonan, 287 LaGrange Street, West Roxbury, for variance to erect shed dormer addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Excessive height. Dormer will adversely impact the architectural integrity of the existing structure and create a negative visual impact.



Z-11633 287 LA GRANGE ST, W.ROXBURY

Board of Appeal Referrals

6/23/88

Hearing: 7/12/88 Z-11634
M. Kamran-Rad & Hamid Hashemi-Yazdi
13 Bowdoin Street
Dorchester

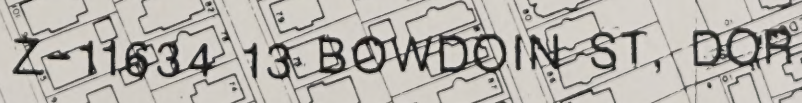
Site: One-story structure

District(s): Local businedd (L-1)

Purpose: Change occupancy from gas service station to offices
and outdoor sale of used cars.

Violation(s): Change in nonconforming use.

VOTED: In reference to petition Z-11634, M. Kamran-Rad & Hamid Hashemi-Yazdi, 13 Bowdoin Street, Dorchester, for change in nonconforming use for change of occupancy from gas service station to offices and outdoor sale of used cars in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Used car lot with its activities is an inappropriate use in this local business neighborhood. Appellant should discuss re-use of the property with the community and Authority.



Board of Appeal Referrals

6/23/88

Hearing: 7/12/88 Z-11635
D. Marc Knittle
153-155 West Sixth Street
South Boston

Site: Three-story duplex structure (six condominiums)

District(s): Apartment (H-1-50)

Purpose: Convert basement space to living space (bedroom).

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-11635, D. Marc Knittle, 153-155 West Sixth Street, South Boston, for variance to convert basement space to living space (bedroom) in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following provisos: that proposed roofdeck be eliminated and existing penthouse removed; that plans be submitted to the Authority for design review approval. Vacant, gutted structure is presently under reconstruction.



Z-11635 153-155 W. SIXTH ST, S. BOSTON



Z-11635 153-155 W. SIXTH ST, S. BOSTON

Board of Appeal Referrals

6/23/88

Hearing: 7/12/88 Z-11636
Elizabeth Curtain
1592-1596 Tremont Street
Roxbury

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Erect one-story addition to insurance office.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-11636, Elizabeth Curtain, 1592-1596 Tremont Street, Roxbury, for variance to erect one-story addition to insurance office in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Addition will not adversely impact this mixed residential-local business area.



Z-11636 1592-1598 TREMONT ST. ROXBURY

Hearing: 7/12/88 Z-11637
Michael J. Foley
111 Willow Street
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Legalize occupancy as two-family dwelling; erect
dormer addition.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area, front, rear yards, and off-street
parking.

Excessive floor area ratio and building height.

VOTED: In reference to petition Z-11637, Michael J. Foley,
111 Willow Street, West Roxbury, for forbidden
use and six variances to legalize occupancy as
two-family dwelling and erect dormer addition in
a single-family (S-.5) district, the Boston
Redevelopment Authority recommends deferral.
Appellant should prepare and submit off-street
parking plans as well as seek community input on
the proposal. Parking is a major problem in this
area. Appellant neglected to present any parking
schemes for the site or to seek any community input
on the proposal. Proposed dormer is inconsistent
with the architectural cohesiveness of the existing
structure and could present a negative visual impact
on the immediate abutters, particularly where
proposed dormer exceeds the height limit in an
area that traditionally conforms to the Code in
this respect.



Z-11637 11 WILLOW ST, W. ROXBURY

Board of Appeal Referrals

6/23/88

Hearing: 7/12/88

Z-11639
Ernesto Ferrara (Agent)
666 Metropolitan Avenue
Hyde Park

Site: Three-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from three- to six-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient open space and off-street parking.

VOTED: In reference to petition Z-11639, Ernesto Ferrara (Agent), 666 Metropolitan Avenue, Hyde Park, for forbidden use and two variances for change of occupancy from three- to six-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposed six units are excessive and inconsistent with surrounding land use pattern which is predominantly three family. Proposed off-street parking is a hazard to vehicular and pedestrian safety given the configuration of the lot and its close proximity to Metropolitan Avenue. Usable open space would be eliminated to accommodate parking. Floor plans reveal that units are inordinately small and do not promote healthy housing stock.

Hearing: 7/12/88 Z-11641-11642
Stanley Seto
16-18 Edgerly Road
Boston

Site: Three-story structure

District(s): Apartment (H-3) and General business (B-2)

Purpose: Change occupancy from two one-family dwellings
to two three-family dwellings.

Violation(s): Dwelling converted for more families is forbidden
use.

Excessive floor area ratio.

VOTED: In reference to petitions Z-11641-11642, Stanley Seto, 16-18 Edgerly Road, Boston, for two forbidden uses and two variances for change of occupancy from two one-family dwellings to two three-family dwellings in an apartment (H-3) and general business (B-2) districts, the Boston Redevelopment Authority recommends approval with the following provisos: that basement space comply with Inspectional Services Department guidelines; that parking on property be assigned to units through lease or sale; that plans be submitted to the Authority for design review approval. Occupancy is consistent with three-, four-, and multifamily properties on street.



Z-11641-11642 16-18 EDGERLY RD, BOS.

Hearing: 7/12/88 Z-11643-11644
Ann M. Summers
118-128 West Third Street &
270-274 C Street
South Boston

Site: 6,250 Square feet of land

District(s): Apartment (H-1-50)

Purpose: Combine lots; erect six-apartment townhouse structure.

Violation(s): Insufficient lot area, front, and rear yards.
Excessive floor area ratio.

VOTED: In reference to petitions Z-11643-11644, Ann M. Summers, 118-128 West Third Street & 270-274 C Street, South Boston, for eight variances to erect six-apartment townhouse structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial without prejudice. Appellant should meet with the Authority to resolve the following concerns: elevations, seven-foot setback, C Street garage exit, add bays-bowfronts along West Third Street, front entrances, sliding door windows, railings, rear decks, and garage ventilation. Community residents have expressed support for housing on this site but are opposed to the design submitted, citing the lack of compatibility with surrounding buildings and public safety concerns with respect to the C Street garage exit. Residents recommend construction of brick rowhouses with double-hung windows and bays or bowfronts and off-street parking.



11643

Z-11044 118 - 128 WEST THIRD ST,
270-274 C ST, SOUTH BOSTON

Hearing: 7/12/88 Z-11656
Lindon Dixon
1187-1195 Blue Hill Avenue
Mattapan

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from laundromat and offices to same, storage, and bakery; erect one-story addition.

Violation(s): Industrial use is forbidden.

Excessive floor area ratio.

Insufficient front and rear yards.

VOTED: In reference to petition Z-11656, Lindon Dixon, 1187-1195 Blue Hill Avenue, Mattapan, for forbidden use and three variances for change of occupancy from laundromat and offices to same, storage, and bakery and erect one-story addition in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Proposed addition is large and excessive. It is completely inconsistent with surrounding commercial strip which is entirely one story. The fact that the proposed addition is in middle of this block further exacerbates the visual incongruity with surroundings. Design does not compliment existing structure and adjacent commercial structures. Height, massing, and materials are out of character with existing structures along this part of Blue Hill Avenue. Creates a negative precedent and would be counter to reinvestment in the area.

Hearing: 7/12/88 Z-11690
Trustees of Boston University
Manuel Sarkis (Agent)
665 Commonwealth Avenue
Boston

Site: Parking lot

District(s): Apartment (H-4)

Purpose: Use premises for take-out service from vending wagon.

Violation(s): Take-out restaurant is forbidden use.

VOTED: In reference to petition Z-11690, Trustees of Boston University, Manuel Sarkis (Agent), 665 Commonwealth Avenue, Boston, for forbidden use to use premises for take-out service from vending wagon in an apartment (H-4) district, the Boston Redevelopment Authority recommends denial. Area is impacted by litter, unlimited carts and transient population. Proposal would encourage use of other carts. There are forty-three restaurants in the Square of which approximately one-half are take-out. Kenmore Association is opposed. Cart would not be operated by Boston University.



CHARLES

RIVER

Z-11690 665 COMMONWEALTH AVE, BOS.

B A

Board of Appeal Referrals

6/23/88

Hearing: 7/12/88 Z-11714
Trustees of Emmanuel College
Beth Israel Hospital Association
41 Avenue Louis Pasteur
Boston

Site: College complex

District(s): Apartment (H-2)

Purpose: Change occupancy from science building to medical
research laboratories, support, offices, and small
animal holding facilities.

Violation(s): Research laboratories and keeping of laboratory
animals are conditional uses.

BOARD MEMO



Z-11716

1 JOSLIN PLACE BOSTON

Hearing: 7/12/88 Z-11716
Arthur Hacking
1 Joslin Place
Boston

Site: Five-story structure

District(s): Apartment (H-2)

Purpose: Erect one-story addition to research laboratory structure.

Violation(s): Extension of nonconforming use.
Excessive floor area ratio.
Insufficient front yard and setback of parapet.

VOTED: In reference to petition Z-11716, Arthur Hacking, 1 Joslin Place, Boston, for extension of nonconforming use and three variances to erect one-story addition to research laboratory structure in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposed 2,000-square-foot addition will not impact facility or neighborhood. Hospital will work with Authority in preparation of a master plan indentifying long-term growth and its impact.

Hearing: 7/5/88 & 7/12/88 Z-11773-11774
T. Owen Trainor
457 Quincy Street, 54 Hancock Street,
10-12 Mt. Bowdoin Terrace,
112-120 Olney Street, Dorchester

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect six three-family dwellings.

Violation(s): Off-street parking not allowed in front yard nor
within five feet of side lot line.

Insufficient lot area, open space, frontage, side,
and rear yards.

Excessive floor area ratio and building height.

VOTED: In reference to petitions Z-11773-11774, T. Owen Trainor, 457 Quincy Street, 54 Hancock Street, 10-12 Mt. Bowdoin Terrace, 112-120 Olney Street, Dorchester, for twenty-eight variances to erect six three-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Structures will be constructed under the Public Facilities Department Project 747 Program developing new housing on City-owned parcels. Proposals are consistent with redevelopment efforts throughout the neighborhood and will maintain its existing residential character.



Z-11773-11778 10-12 MT. BOWDOIN TER.
112-120 OLNEY ST, DOR



Z-11773-11778 4457 QUINCY ST.
54 HANCOCK ST.

MEMORANDUM

JUNE 23, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 16 zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

NeighborhoodsRecommendations

	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton	1			
Back Bay				
Beacon Hill	1			
Charlestown				
Chinatown				
City Proper				
Dorchester	1	1		2
East Boston	1			
Fenway				
Government Center				
Hyde Park				
Jamaica Plain				
Kenmore				
Mattapan				
North End				
Roslindale	1			
Roxbury	1			1
South Boston		1	1	
South Cove				
South End	1			
West Roxbury		1		

Allston-Brighton

Approval Z-11655. 1524 Commonwealth Ave. One to two family dwelling.

Beacon Hill

Approval Z-11676. 123 Pinckney St. Coffee shop.

Dorchester

Denial Z-11295. 30 Hilltop St. Fifteen to twenty-one apartments.

Approval Z-11647. 308-316A Norfolk St. Beauty salon to one apartment.

Deferral Z-11652. 76-78 Hamilton St. Two family dwelling.

Deferral Z-11653. 2 Caspian Way. One family dwelling.

East Boston

Approval Z-11657. 294 Merridan St. Legalize four apartments.

Fenway

Approval Z-11666. 101 Kilmarnock St. Parking lot.

Roslindale

Approval Z-11658- 31-41 Winton St. Erect two and four unit apartment
11659. structures.

Roxbury

Approval Z-11581. 911 Massachusetts Ave. Wholesale distribution of paint.

Deferral Z-11594. 22 Elm Hill Ave. Social service, mental health facility
to offices.

South Boston

Denial Z-11176. 39 Old Harbor St. Three to four family dwelling.

Denial Z-11662. 38-40 Swallow St. Four apartments.

w/o
Prejudice

South End

Approval Z-11419. 56A-56 Berkeley St. Pizza restaurant.

Approval Z-11672. 441 Shawmut Ave. Rear deck addition.

West Roxbury

Denial Z-11646- 36-38 Maplewood St. One to two family dwellings.
11647.

BOARD OF APPEAL REFERRALS

JUNE 23, 1988

Hearing

- | | | | |
|------|---------------|---------|---|
| 1. | Z-11176 | 7/19/88 | Russell & Kathleen Marotta
39 Old Harbor Street, South Boston |
| 2. | Z-11295 | 7/19/88 | Kilbarron Realty Trust
30 Hilltop Street, Dorchester |
| 3. | Z-11419 | 7/19/88 | Carbones Realty Trust
56A-56 Berkeley Street, Boston |
| 4. | Z-11581 | 7/19/88 | 931 Mass. Avenue Realty Trust
911 Massachusetts Avenue, Roxbury |
| 5. | Z-11594 | 7/19/88 | Jacob I. Brier
22 Elm Hill Avenue, Roxbury |
| 6. | Z-11646-11647 | 7/19/88 | Antonio Palumbo
36-38 Maplewood Street, West Roxbury |
| 7. | Z-11648 | 7/19/88 | Edouard Joseph
308-316A Norfolk Street, Dorchester |
| 8. | Z-11652 | 7/19/88 | Anthony T. McDonnell
76-78 Hamilton Street, Dorchester |
| 9. | Z-11653 | 7/19/88 | Erin M. McLaughlin
2 Caspian Way, Dorchester |
| 10. | Z-11655 | 7/19/88 | Edward R. Trundle
1524 Commonwealth Avenue, Boston |
| 11. | Z-11657 | 7/19/88 | W. Troy Dudley
294 Meridian Street, East Boston |
| 12. | Z-11658-11659 | 7/19/88 | Franton Realty, Inc.
Anthony Rossetti
31-41 Winton Street, Roslindale |
| 13. | Z-11662 | 7/19/88 | Mark J. Scarlett
38-40 Swallow Street, South Boston |
| 14. | Z-11666 | 7/19/88 | Stanhope Garage, Inc.
101 Kilbarnock Street, Boston |
| 15. | Z-11672 | 7/19/88 | Paul S. J. D'Agostino
441 Shawmut Avenue, Boston |
| 16. | Z-11676 | 7/19/88 | Ned Bush
123 Pinckney Street, Boston |
| *17. | Z-11417-11418 | 6/28/88 | Philip Tracey, Trustee
43-45 Belmont Street, Charlestown |

Hearing: 7/19/88 Z-11176
Russell & Kathleen Marotta
39 Old Harbor Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-11176, Russell & Kathleen Marotta, 39 Old Harbor Street, South Boston, for two variances for change of occupancy from three- to four-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Area is primarily one- and two-family residential. Proposed basement apartment. Inadequate plans; incorrect dimensions, only means of egress, and windows are not indicated. No off-street parking. Neighbors are opposed, stating that the unit did not exist.



Hearing: 7/19/88 Z-11295
Kilbarron Realty Trust
30 Hilltop Street
Dorchester

Site:

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from nursing home to 21 apartments;
erect addition.

Violation(s): Dwelling converted for more families is forbidden
use.

Excessive floor area ratio.

Insufficient open space.

Insufficient open space, front yard, and off-street
parking.

VOTED: In reference to petition Z-11295, Kilbarron Realty Trust, 30 Hilltop Street, Dorchester, for forbidden use and four variances for change of occupancy from nursing home to 21 apartments and erect addition in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Structure is a former nursing home (its present legal occupancy) converted to fifteen apartments in 1985 with approval of Board of Appeal and Authority concurrence. Appellant inadvertently failed to resume process for permit. Increase in density to twenty-one apartments without open space and off-street parking would severely impact this residential neighborhood. Neighbors are opposed.



Z-11295 30 HILLTOP ST. DORCHESTER

Hearing: 7/19/88 Z-11419
Carbones Realty Trust
56A-56 Berkeley Street
Boston

Site: Four-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from lodging house and store to
lodging house and restaurant.

Violation(s): Change in nonconforming use.

VOTED: In reference to petition Z-11419, Carbones Realty Trust, 56A-56 Berkeley Street, Boston, for change in nonconforming use for change of occupancy from lodging house and store to lodging house and restaurant in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with proviso that appellant review with Ellis Neighborhood Association. Existing condition since 1979.

Hearing: 7/19/88 Z-11581
931 Mass. Avenue Realty Trust
911 Massachusetts Avenue
Roxbury

Site: One-story structure

District(s): Industrial (I-2)

Purpose: Change occupancy from bank to wholesale distribution
of paint.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11581, 931 Mass. Avenue Realty Trust, 911 Massachusetts Avenue, Roxbury, for change of occupancy from bank to wholesale distribution of paint in an industrial (I-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Property is located in the Hampden-George subdistrict of the Roxbury IPOD. Appellant has met with PZAC. Use is compatible with goals and objectives of this subdistrict.



Z-11581 911 MASSACHUSETTS AVE, ROXBURY

Hearing: 7/19/88 Z-11594
Jacob I. Brier
22 Elm Hill Avenue
Roxbury

Site: Two-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy fro social service and mental health facility to offices.

Violation(s): Change in nonconforming use.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11594, Jacob I. Brier, 22 Elm Hill Avenue, Roxbury, for change in nonconforming use for change of occupancy from social service and mental health facility to offices in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral. Surrounding area is predominantly residential and proposed office use creates a significant concern. Appellant has to meet with Roxbury PZAC and Authority.



Z-11594 22 ELM HILL AVE, ROXBURY

6/23/88

Hearing: 7/19/88 Z-11646-11647
Antonio Palumbo
36-38 Maplewood Street
West Roxbury

Site: Two 1½-story structures

District(s): Single-family (S-.5)

Purpose: Change occupancy from one- to two-family dwellings.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area, front, side, rear yards,
and off-street parking.

VOTED: In reference to petitions Z-11646-11647, Antonio Palumbo, 36-38 Maplewood Street, West Roxbury, for forbidden use and five variances for change of occupancy from two one-family dwellings to two two-family dwellings in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Site is located in a dense single-family neighborhood. Maplewood Street is a major neighborhood road feeding several community-wide arterials. Parking is on street along this section of Maplewood and there is a problem with safe vehicular maneuverability. Change of occupancy establishes a negative precedent in this dense, low-scale neighborhood. Permitting the changes would undermine the strong single-family fabric reflective of the area and supported by the intent of the S-.5 district.



Z-11646-47 36-38 MAPLEWOOD ST, WEST ROXBURY

Board of Appeal Referrals

6/23/88

Hearing: 7/19/88 Z-11648
Edouard Joseph
308-316A Norfolk Street
Dorchester

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from beauty salon to one apartment.

Violation(s): Insufficient lot area, front, side, and rear yards.

VOTED: In reference to petition Z-11648, Edouard Joseph, 308-316A Norfolk Street, Dorchester, for five variances for change of occupancy from beauty salon to one apartment in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Residential-local business area.



Z-11648 308-316A NORFOLK ST, DORCHESTER

Hearing: 7/19/88 Z-11652
Anthony T. McDonnell
76-78 Hamilton Street
Dorchester

Site: 5,000 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect two-family dwelling.

Violation(s): Off-street parking not allowed in front yard nor
within five feet of side lot line.

Insufficient lot area, front, and rear yards.

Parking design.

VOTED: In reference to petition Z-11652, Anthony T. McDonnell, 76-78 Hamilton Street, Dorchester, for five variances to erect two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral until appellant meets with Authority to resolve design, siting, and off-street parking concerns.



Z-11652 76-78 HAMILTON ST. DOR.

Board of Appeal Referrals

6/23/88

Hearing: 7/19/88 Z-11653
Erin M. McLaughlin
2 Caspian Way
Dorchester

Site: 3,438 Square feet of land

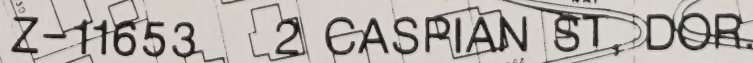
District(s): Residential, two-family (R-.5)

Purpose: Erect one-family dwelling.

Violation(s): Off-street parking not allowed in front yard nor
within five feet of side lot line.

Insufficient lot area and front yard.

VOTED: In reference to petition Z-11653, Erin M. McLaughlin,
2 Caspian Way, Dorchester, for three variances
to erect one-family dwelling in a residential (R-.5)
district, the Boston Redevelopment Authority
recommends deferral until appellant meets with
Authority to address siting, design, exterior
treatment, landscaping, and driveway access issues.
Site is located at intersection of Savin Hill Avenue
which provides primary access to this neighborhood.
Proposal should also be reviewed with the Savin
Hill Civic Association.



Hearing: 7/19/88 Z-11655
Edward R. Trundle
1524 Commonwealth Avenue
Boston

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is conditional use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-11655, Edward R. Trundle, 1524 Commonwealth Avenue, Boston, for conditional use and three variances for change of occupancy from one- to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Consistent with two-, three-, four-, and multifamily residential nature of neighborhood.



Z-11655 1524 COMMONWEALTH AVE. BRL

Hearing: 7/19/88 Z-11657
W. Troy Dudley
294 Meridian Street
East Boston

Site: 3½-Story structure

District(s): Local business (L-1)

Purpose: Legalize occupancy as four apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space, off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-11657, W. Troy Dudley, 294 Meridian Street, East Boston, for forbidden use and four variances to legalize occupancy for four apartments in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that number of units be reduced to three; that plans with particular respect to facade treatment and building materials be submitted to the Authority for design review approval. Proposed first-floor unit establishes a negative precedent given the street wall in the immediate vicinity.



Z-11657 294 MERIDIAN ST, EAST BOSTON

Hearing: 7/19/88 Z-11658-11659
Franton Realty, Inc.
Anthony Rossetti
31-41 Winton Street
Roslindale

Site: 17,473 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Combine lots; erect two- and four-unit apartment structures.

Violation(s): Multifamily dwelling is forbidden use.

Insufficient lot area, width, frontage, and front yard.

Excessive building height.

VOTED: In reference to petitions Z-11658-11659, Franton Realty, Inc., Anthony Rossetti, 31-41 Winton Street, Roslindale, for forbidden use and five variances to erect two- and four-unit apartment structures in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral. Proposed six units establish a precedent in a predominantly low-scale, high-density neighborhood. Appellant must review plans with community group, immediate abutters, and Authority.



Z-11658-59 31-41 WINTON ST, ROSINDALE

Hearing: 7/19/88 Z-11662
Mark J. Scarlett
38-40 Swallow Street
South Boston

Site: Vacant land (approximately 2,880 square feet)

District(s): Apartment (H-1-50)

Purpose: Erect four-story four-unit apartment structure.

Violation(s): Insufficient lot area, open space, setback of parapet,
and parking design.

Excessive floor area ratio.

VOTED: In reference to petition Z-11662, Mark J. Scarlett, 38-40 Swallow Street, South Boston, for five variances to erect four-unit apartment structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposed structure would have a negative impact on surrounding properties. Density, increased traffic, inappropriate design, driveway, off-street parking plan, front entrances, rear decks, and roofdeck are concerns which appellant must address and resolve.



Z-11662

38-40

SWALLOW ST. SOUTH BOSTON

Hearing: 7/19/88 Z-11666
Stanhope Garage, Inc.
101 Kilbarnock Street
Boston

Site: Parking lot

District(s): Apartment (H-2)

Purpose: Continue use of open-air parking lot use for 15 cars.

Violation(s): Parking lot is forbidden use.

At variance with previous Board of Appeal decision.

Off-street parking not allowed in front yard nor within five feet of side lot line.

vOTED: In reference to petition Z-11666, Stanhope Garage, Inc., 101 Kilbarnock Street, Boston, for forbidden use and two variances to continue use of open-air parking lot for 15 cars in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following proviso: that use terminate after two years; that capacity of lot not exceed fifteen cars; that use be limited to long-term residential parking (monthly or greater); that sliding gate be removed and opening closed by permanent fence; that plans for new fence be submitted to the Authority for design review approval. Existing fence has a sliding exit apparatus allowing cars distant from lot cut to jump curb and enter Kilbarnock Street.



Z-11666 101 KILMARNOCK ST, BOSTON

Board of Appeal Referrals

6/23/88

Hearing: 7/19/88

Z-11672
Paul S. J. D'Agostino
441 Shawmut Avenue
Boston

Site: Five-story structure

District(s): Apartment (H-2)

Purpose: Erect rear deck addition to four-apartment structure.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11672, Paul S. J. D'Agostino, 441 Shawmut Avenue, Boston, for variance to erect rear deck addition to four-unit apartment structure in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval; and that appellant provide documentation of abutter support.



Z-11672 441 SHAWMUT AVE, BOS.

Hearing: 7/19/88 Z-11676
Ned Bush
123 Pinckney Street
Boston

Site: Four-story structure

District(s): Local business (L-2-65)

Purpose: Change occupancy from three apartments and store to same and coffee shop.

Violation(s): Take-out restaurant is conditional use.

In reference to petition Z-11676, Ned Bush, 123 Pinckney Street, Boston, for conditional use for change of occupancy from three apartments and store to same and coffee shop in a local business (L-2-65) district, the Boston Redevelopment Authority recommends approval with the following provisos:

1. That no food for take out be baked, cooked, or assembled in any other way prepared on the premises; that no sandwiches, salads, or other fast food items be sold; and that there be no radar ranges, microwave ovens or the like used in connection with any retail operation conducted from the premises.
2. That no more than 200 square feet of the premises be used for the on-premises consumption of food.
3. That the only foods served on the premises be coffee, tea, croissant, cake, and pastries.
4. That there be no more than sixteen (16) seats on the premises.
5. That the hours of operation be no longer than 7:00 a.m. to 11:00 p.m.
6. That all trash, refuse, and empty containers be stored inside the premises until the proper time for pick-up; that all trash and refuse be stored in plastic bags in enclosed, legally acceptable containers; that a trash compactor be used, if necessary; and that there be daily pick-up of trash and refuse.
7. That the owners will not apply for any form of alcoholic beverage license.
8. That the use of the premises expire with the present tenant.



Z-11676 123 PINCKNEY ST. BOSTON

Hearing: 6/28/88 Z-11417-11418
Philip Tracey, Trustee
43-45 Belmont Street
Charlestown

Site: Approximately 4,200 square feet of land

District(s): Apartment (H-1)

Purpose: Subdivide; erect two three-family dwellings.

Violation(s): Insufficient lot area, width, frontage, open space,
and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petitions Z-11417-11418, Philip Tracey, Trustee, 43-45 Belmont Street, Charlestown, for eleven variances to erect two three-family dwellings in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Proposal is excessively dense for the site and is out of character with the immediate neighborhood in massing and design. The appellant has failed to respond in any manner to the serious and valid concerns and opposition of the abutters and community.



Z-11417-11418 43-45 BELMONT ST. CHARLESTOWN